

Amendments to the Claims:

This listing of claims replaces all prior versions, and listings, of claims in this application.

Listing of Claims:

1. (Currently Amended) In a system comprising a real estate database containing information regarding commercial real estate properties, a method for disseminating information contained in the real estate database comprising:

receiving from a user a series of points on a map that define a polygonal search area;

bounding the polygonal search area in a box;

subdividing the box into latitude/longitude sub-boxes;

identifying the sub-boxes as one of inside, outside, and intersecting;

further repeating the subdividing and the identifying for the intersecting sub-boxes into further latitude/longitude sub-boxes and identifying the further sub-boxes as one of inside, outside, and intersecting, up to a predefined number of iterations, resulting in identified inside sub-boxes and remaining intersecting sub-boxes;

receiving search attributes from the user;

searching the real estate database for properties within the identified inside sub-boxes and the remaining intersecting sub-boxes that meet the search attributes; and

displaying, to the user, information about the properties within the identified inside sub-boxes and the remaining intersecting sub-boxes that meet the search attributes.

2. (Original) The method of claim 1, wherein the search attributes are specific to properties for lease.
3. (Previously Presented) The method of claim 1, wherein displaying comprises plotting an icon on the map a location corresponding to a property within the identified inside sub-boxes and the remaining intersecting sub-boxes that meets the search attributes.
4. (Original) The method of claim 3, further comprising displaying a photograph of the property when a mouse pointer is positioned over the icon.
5. (Previously Presented) The method of claim 1, wherein displaying comprises displaying a list of the properties within the identified inside sub-boxes and the remaining intersecting sub-boxes that meet the search attributes, wherein the list provides property descriptions, property addresses, and property prices.
6. (Original) The method of claim 1, wherein the polygonal search area is irregular.
7. (Original) The method of claim 1, wherein the map is an aerial photograph.
8. (Currently Amended) A method for retrieving geographic-based commercial real estate data comprising:

receiving a polygonal area drawn on a map;
converting the drawn area into pixels by bounding the drawn area in a box and
subdividing the box into pixels;
converting the pixels into latitude and longitude coordinates;
calculating a spatial index based on the latitude and longitude coordinates by:
identifying the pixels as one of inside, outside, and intersecting; and
further repeating the subdividing and the identifying for the intersecting pixels into
sub-pixels and identifying the sub-pixels as one of inside, outside, and intersecting,
up to a predefined number of iterations, resulting in one or more of identified
inside pixels, identified inside sub-pixels, and remaining intersecting sub-pixels;
searching the commercial real estate database for properties having latitude and longitude
coordinates within the identified inside pixels, the identified inside sub-pixels, and the remaining
intersecting sub-pixels; and
displaying the properties having latitude and longitude coordinates within the identified
inside pixels, the identified inside sub-pixels, and the remaining intersecting sub-pixels.

9. (Canceled)

10. (Previously Presented) The method of claim 8, wherein the pixels comprise multiple
quadrangles.

11. (Previously Presented) The method of claim 8, wherein the pixels are converted into latitude and longitude coordinates by sending an XML message to a mapping application.

12. (Currently Amended) The method of claim 8, further comprising receiving additional search attributes, and wherein searching comprises searching the commercial real estate database for properties having latitude and longitude coordinates within the identified inside pixels, the identified inside sub-pixels, and the remaining intersecting sub-pixels and matching the search attributes.

13. (Original) The method of claim 12, wherein the search attributes are specific to properties for lease.

14. (Original) The method of claim 12, wherein the search attributes include price per building square foot, gross acres, and year built.

15. (Previously Presented) The method of claim 1, further comprising recombining the identified inside sub-boxes and the remaining intersecting sub-boxes.

16. (Previously Presented) The method of claim 15, the recombining comprising:

monitoring which iteration of subdividing and identifying produced each sub-box;

for each iteration starting with the most detailed iteration to the least detailed iteration,

combining, for each row within an iteration, any two sub-boxes that have matching edges and are identified the same as between inside and intersecting, and combining, for each column within an iteration, any two sub-boxes that have matching edges and are identified the same as between inside and intersecting; and repeating the combining until no more recombinations are found, the searching comprising searching for properties within combined inside sub-boxes and combined intersecting sub-boxes.

17. (Previously Presented) The method of claim 1, further comprising filtering the properties within the intersecting sub-boxes using a point-in-polygon algorithm.

18. (Currently Amended) The method of claim 8, wherein calculating the spatial index further comprises recombining the identified inside pixels, the identified inside sub-pixels, and the remaining intersecting sub-pixels.

19. (Currently Amended) The method of claim 8 18, the recombining comprising: monitoring which iteration of subdividing and identifying produced each pixel or sub-pixel; for each iteration starting with the most detailed iteration to the least detailed iteration,

combining, for each row within an iteration, any two pixels or sub-pixels that have matching edges and are identified the same as between inside and intersecting, and

combining, for each column within an iteration, any two pixels or sub-pixels that have matching edges and are identified the same as between inside and intersecting; and

repeating the combining until no more recombinations are found,

the searching comprising searching for properties within combined inside pixels or sub-pixels and combined intersecting sub-pixels.

20. (Currently Amended) The method of claim 8, the spatial index comprising an XML document listing the identified inside pixels, the identified inside sub-pixels, and the remaining intersecting sub-pixels, and the method further comprising submitting the XML document to an SQL server to retrieve latitude and longitude coordinates of the identified inside pixels, the identified inside sub-pixels, and the remaining intersecting sub-pixels.

21. (Currently Amended) The method of claim 8, wherein calculating the spatial index further comprises ignoring the outside pixels and the outside sub-pixels.